

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

	RESOLUTION APPROVING GENERAL)
	PLAN AMENDMENT APPLICATION)
	NO. 577 AS THE FOURTH GENERAL)
	PLAN AMENDMENT CYCLE OF 2024)
	AMENDING THE COUNTY-ADOPTED)
	BIOLA, BULLARD CARUTHERS, CLOVIS)
	DEL REY, EASTON, FRESNO)
	HIGH-ROEDING, FRIANT –)
	FRIANT RANCH, LANARE, LATON)
	RIVERDALE, ROOSEVELT, SHAVER)
9	IN THE MATTER OF THE FRESNO)	LAKE AND TRANQUILITY COMMUNITY)
10	COUNTY GENERAL PLAN)	PLANS AND THE ONE SPECIFIED)
11	AMENDMENT APPLICATION NO. 577)	PARCEL IN DISTRICT ONE)

WHEREAS, the Fresno County Planning Commission on December 12, 2024, held a duly noticed public hearing and considered General Plan Amendment (GPA) Application No. 577 and associated Amendment Application (AA) No. 3871; and

WHEREAS, at the conclusion of the public hearing, the Fresno County Planning Commission recommended approval of GPA No. 577 and Rezone No. 3871; and

WHEREAS, the Board duly fixed December 17, 2024, for a public hearing on GPA 577 to the to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility Community Plans, and the one specified parcel in District One and the associated Rezone and the public hearing was held thereon in the manner prescribed by law; and

WHEREAS, the Board considered the Agenda Item with attachments including the Planning Commission Staff Report, the proposed amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility Community Plans, and the three specified parcels in District One, the proposed Rezone, and the Planning Commission’s resolution; and

WHEREAS, the Board heard and considered verbal and/or written public testimony on the proposed amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton,

1 Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and
2 Tranquility Community Plans, and the three specified parcels in District One and the proposed Rezone;
3 and

4 WHEREAS, the amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey,
5 Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver
6 Lake, and Tranquility Community Plans, consist of changing the Medium High Density Residential land
7 use designation in said Community Plans to allow a density of 23 dwelling units per acre (29 units net);
8 and

9 WHEREAS, the Rezone consists of changing a 0.98-acre parcel (APN 016-480-30) from the R-
10 P (Residential and Professional Office) Zone District to the R-3 (Medium High Density) Zone District;
11 and changing a 2.22-acre (APN 511-021-02), from the R-R (Rural Residential) Zone District to the R-3
12 (Medium High Density) Zone District; and changing a 2.22-acre parcel (APN 511-021-03) from the R-R
13 (Rural Residential) Zone District to the R-3 (Medium High Density Residential) Zone District; and
14 changing a 2.22-acre parcel (APN 511-021-04) from the R-R (Rural Residential) Zone District to the R-
15 3 (Medium High Density) Zone District; and changing a 2.03-acre parcel (APN 511-021-13) from the R-
16 R (Rural Residential) Zone District to the R-3 (Medium High Density) Zone District; and changing a
17 2.37-acre parcel (APN 511-022-07) from the R-R (Rural Residential) Zone District to the R-3 (Medium
18 High Density) Zone District; and changing a 2.3-acre parcel (APN 511-031-47S) from the AL-20
19 (Limited Agriculture, 2-acre minimum parcel size) Zone District to the R-3 (Medium High Density) Zone
20 District; and changing a 2.3-acre parcel (APN 511-031-48S), from the AL-20 (Limited Agriculture, 2-
21 acre minimum parcel size) Zone District to the R-3 (Medium High Density) Zone District; and changing
22 a 4.15-acre parcel (APN 511-031-49S) from the AL-20 (Limited Agriculture, 2-acre minimum parcel
23 size) Zone District to the R-3 (Medium High Density) Zone District; and changing a 3.26-acre parcel
24 (APN 449-040-05) from the R-R (Rural Residential) Zone District to the R-2 (Low Density Multiple
25 Family Residential) Zone District; and changing a 3.11-acre parcel (APN 449-040-55) from the R-R
26 (Rural Residential) Zone District to the R-3 (Medium High Density) Zone District; and changing a 3.55-
27 acre parcel (APN 055-161-21S) from the R-1 (Medium Density)/R-2 (Multi-Family Low Density)/R-2-A
28 (Multi-Family Low Density) Zone Districts to the R-3 (Medium High Density) Zone District; and changing

1 a 8.26-acre parcel (APN 043-060-75) from the R-1 (Medium Density) Zone District to the R-3 (Medium
2 High Density) Zone District; and changing a 2.33-acre parcel (APN 312-092-41) from the R-R (Rural
3 Residential) Zone District to the R-3 (Medium High Density) Zone District; and

4 WHEREAS, an Addendum to the Fresno County General Plan Environmental Impact Report
5 No. 6245 was prepared for the project by Department staff in conformance with the provisions of the
6 California Environmental Quality Act (CEQA). Information provided in the Addendum provides the basis
7 for the determination that a Subsequent EIR is not required and that the Board of Supervisors can rely
8 on the original EIR and the Addendum. On the basis of the whole record before the Board of
9 Supervisors, including any comments received, there is no substantial evidence that these
10 amendments to the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-
11 Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquility
12 Community Plans, and the three specified parcels in District One, and the associated AA 3871 will
13 have a significant effect on the environment; and

14 WHEREAS, upon consideration, the Board of Supervisors has determined that the proposed
15 amendment is essential to addressing the State mandates related to the required adoption of the Sixth
16 Cycle Housing Element.

17 WHEREAS, this will be the fourth amendment cycle to the Fresno County General Plan in this
18 calendar year.

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

1 NOW, THEREFORE IT IS HEREBY RESOLVED that the Fresno County Board of Supervisors
2 hereby adopts Resolution amending the Fresno County-adopted Biola, Bullard, Caruthers, Clovis, Del
3 Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver
4 Lake, and Tranquility Community Plans, and the one specified parcel in District One Community Plans
5 as proposed by GPA No. 577.

6 THE FOREGOING was passed and adopted by the following vote of the Board of Supervisors
7 of the County of Fresno the 17th day of December, 2024, to wit:

8
9 AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero

10 NOES: None

11 ABSENT: None

12 ABSTAINED: None

13
14
15 

16 Nathan Magsig, Chairman of the Board of Supervisors
of the County of Fresno

17
18 **ATTEST:**
19 Bernice E. Seidel
20 Clerk of the Board of Supervisors
County of Fresno, State of California

21 By 
22 Deputy